

Mace Dragados Joint Venture
HS2 Euston Station Integrated Project Team
2nd Floor, The Podium
1 Eversholt Street
London
NW1 2DN

Gavin Sexton
Principal Planner
Regeneration and Planning
London Borough of Camden
Sent via Planning Portal

Our ref:
Planning Portal Ref: PP-13636167

20 January 2025

Dear Gavin,

Application for Redevelopment of the site to include change of use of former school building to office use with associated external alterations and multi-use community facilities; erection of a two storey Construction Skills Centre and provision of public open space together with alterations to existing access arrangements, all as meanwhile uses for a period of 10 years (your ref: 2019/3091/P, as amended by ref: 2023/4110/P)

An application has been submitted via Planning Portal (PP-13636167) for the partial discharge of Condition 15 relating to planning application ref. 2019/3091/P.

Condition 15 states:

Prior to commencement of the relevant part of the development, a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing.

HS2-HS2-CO-TEM-000-000067 P01

High Speed Two (HS2) Limited, registered in England and Wales.
Registered office: Two Snowhill, Snow Hill Queensway, Birmingham B4 6GA. Company registration number: 06791686.

Site investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation for the relevant part of the development shall be submitted to and approved by the local planning authority in writing prior to occupation.

On 6 November 2023, the first two parts of the condition (programme of ground investigation and scheme of remediation measures) were discharged under application reference 2023/4358/P. The decision notice of 2023/4358/P states in Informative 2 that:

A written report, detailing the works undertaken to address the specific control and remediation measures outlined in the scheme of mitigation hereby approved, must be submitted to and approved by the local planning authority in writing prior to occupation, in order for the condition to be fully discharged.

The verification information in this interim verification report covers the demolition works, drainage works, landscaping works relating to a meanwhile garden space, as well as foundation works at the entrance of The Euston Partnership (TEP) community hub relevant to the redevelopment of the former Maria Fidelis school building. Available verification information for Starcross Yard has also been reviewed and presented in this report. The report concludes that:

- LB Camden and Greater London Demolition reported no ground contamination during the development and construction of Starcross Yard. A ground investigation is planned by MDjv for early 2025 to verify this finding, and the implementation of soft landscaping;
- No significant contamination was identified in the approved ground contamination report. Asbestos Containing Materials (ACM) was encountered at the TEP community hub entrance during construction – this was reported, documented, remediated and validated. The information provided indicates that remedial measures aligning to, and in broad compliance with, the remediation strategy were implemented for works covered in this report with actions documented.

An addendum will be prepared and submitted on completion of the foundation works at the UK Power Networks (UKPN) substation as part of the redevelopment of the former Maria Fidelis School building as well as soil sampling at Starcross Yard. The addendum will present the verification records relating to the foundation works at the UKPN substation as well as evidence of the placed depth and chemical testing certificates for the topsoil and subsoil at Starcross yard to demonstrate the approved remediation strategy has been implemented.

Please refer to Figure 1 of the submitted Contamination Verification Report for the site location and areas referenced above.

Please find enclosed the following documents and plans to support the partial discharge of Condition 15.

- Application Form (as submitted on Planning Portal);
- Maria Fidelis Old School Building – Contamination Verification Report (1CP01-MDS_ARP-EV-REP-SS08_SL23-990037); and
- Maria Fidelis Old School Building - Contamination Verification Report Addendum (1CP01-MDS_ARP-EV-REP-SS08_SL23-990038).

A planning application fee of £145 (excluding £70 service charge) has been paid via Planning Portal. I trust that the information provided is sufficient to partially discharge the final portion of Condition 15 of planning application ref. 2019/3091/P. However, if you have any queries, please do not hesitate to contact me.

I look forward to receiving confirmation of this application's validation.

Yours sincerely,

A handwritten signature in black ink that reads "Pan Hu". The signature is written in a cursive, slightly slanted style.

Pan Hu
Town Planning Lead
Mace Dragados HS2 Project Office
pan.hu@macedragados.com